055.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	559,500 / 559,500
					USE VALUE:	559,500 / 559,500
					ASSESSED:	559,500 / 559,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PRENTISS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELONG SARA & STEFFAN N
Owner 2:	
Owner 3:	
Street 1:	16 PRENTISS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORIN TIMOTHY & WYNER ERIN -
Owner 2:	-
Street 1:	16 PRENTISS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Asbestos Exterior and 1395 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3937.000	179,000	3,800	376,700	559,500
Total Card	0.090	179,000	3,800	376,700	559,500
Total Parcel	0.090	179,000	3,800	376,700	559,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.08 /Parcel: 401.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 36712
GIS Ref:
GIS Ref:
Insp Date: 02/10/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	179,000	3800	3,937.	376,700	559,500		Year end	12/23/2021
2021	101	FV	173,900	3800	3,937.	376,700	554,400		Year End Roll	12/10/2020
2020	101	FV	174,100	3800	3,937.	376,700	554,600	554,600	Year End Roll	12/18/2019
2019	101	FV	154,600	3800	3,937.	376,700	535,100	535,100	Year End Roll	1/3/2019
2018	101	FV	154,600	3800	3,937.	252,900	411,300	411,300	Year End Roll	12/20/2017
2017	101	FV	154,600	3800	3,937.	242,100	400,500	400,500	Year End Roll	1/3/2017
2016	101	FV	154,600	3800	3,937.	220,600	379,000	379,000	Year End	1/4/2016
2015	101	FV	149,400	3800	3,937.	177,600	330,800	330,800	Year End Roll	12/11/2014

!4435!

PRINT

Date	Time
12/30/21	00:33:57

LAST REV

Date	Time
02/18/21	15:28:16
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORIN TIMOTHY &	72757-236	1	6/13/2019		538,125	No	No		
MICHAUD DANIEL	54653-441		5/6/2010		327,500	No	No		
ROCKWELL ELIZAB	49702-380		6/29/2007		305,000	No	No		
ROCKWELL ELIZAB	33722-121		9/27/2001	Family	1	No	No		
ROCKWELL ELIZAB	32052-517		11/21/2000	Convenience	1	No	No	4	
ROCKWELL ELIZAB	28333-245		3/20/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	36712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2021	80	Solar Pa	22,268	C				
7/27/2017	938	Renovate	3,500	C				
12/16/2014	1706	Redo Bat	16,000					Demo and install n
11/6/2012	1459	Re-Roof	5,700	C				
3/24/2011	181	New Wind	19,782					

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2019	SQ Returned	JO	Jenny O
4/30/2013	Info Fm Prmt	EMK	Ellen K
2/10/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/15/2007	MLS	HC	Helen Chinal
2/3/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3937		Sq. Ft.	Site		0	70.	1.37	11									376,676						376,700	

Total AC/HA:	0.09038	Total SF/SM:	3937	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	376,676	Spl Credit		Total:	376,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	21 - Conc. Block	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31.	%
Functional:				%
Economic:	L	- Location	15.	%
Special:				%
Override:				%
		Total:	41.35	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94139582
Adj $ / SQ:	165.215
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305251
Depreciation:	126221
Depreciated Total:	179030

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

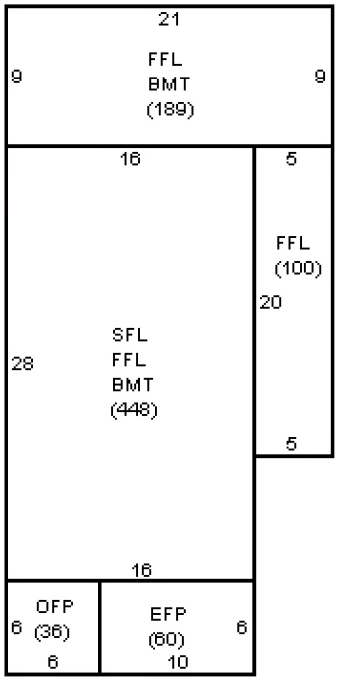
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.21
Special Features:	0	Val/Su Net:	95.57
Final Total:	179000	Val/Su SzAd	156.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	737	165.210	121,763
BMT	Basement	637	62.450	39,781
SFL	Second Floor	403	165.210	66,615
EFP	Enclos Porch	60	68.350	4,101
OFP	Open Porch	36	41.420	1,491

Net Sketched Area:	1,873			Total:	233,751
Size Ad	1140.1999	Gross Area	1918	FinArea	1395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1920	24.62	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:	
				Total:	3,800